

Representative Marc K. Roberts proposes the following substitute bill:

PROFESSIONAL LICENSING AMENDMENTS

2018 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Mike Schultz

Senate Sponsor: _____

LONG TITLE

General Description:

This bill repeals the Residence Lien Restriction and Lien Recovery Fund Act and related provisions and modifies provisions related to the Building Inspector and Factory Built Housing Licensing Act.

Highlighted Provisions:

This bill:

- ▶ repeals the Residence Lien Restriction and Lien Recovery Fund Act and related provisions;
- ▶ modifies provisions related to preconstruction and construction liens;
- ▶ modifies provisions related to the Building Inspector and Factory Built Housing Licensing Act; and
- ▶ makes technical changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

This bill provides a special effective date.

Utah Code Sections Affected:

AMENDS:



26 **38-1a-102**, as last amended by Laws of Utah 2015, Chapter 258
27 **38-1a-301**, as renumbered and amended by Laws of Utah 2012, Chapter 278
28 **38-1a-402**, as last amended by Laws of Utah 2013, Chapter 464
29 **38-1a-502**, as renumbered and amended by Laws of Utah 2012, Chapter 278
30 **38-1a-503**, as last amended by Laws of Utah 2014, Chapter 293
31 **38-1a-701**, as renumbered and amended by Laws of Utah 2012, Chapter 278
32 **38-1a-706**, as enacted by Laws of Utah 2012, Chapter 278
33 **38-1a-707**, as renumbered and amended by Laws of Utah 2012, Chapter 278
34 **38-11-103**, as last amended by Laws of Utah 1995, Chapter 172
35 **38-12-102**, as last amended by Laws of Utah 2014, Chapter 129
36 **58-55-103**, as last amended by Laws of Utah 2016, Chapter 25
37 **58-55-302**, as last amended by Laws of Utah 2017, Chapter 411
38 **58-55-303**, as last amended by Laws of Utah 2013, Chapter 57
39 **58-55-401**, as last amended by Laws of Utah 2011, Chapter 413
40 **58-55-501**, as last amended by Laws of Utah 2014, Chapter 188
41 **58-55-502**, as last amended by Laws of Utah 2011, Chapters 170 and 413
42 **58-55-503**, as last amended by Laws of Utah 2017, Chapter 339
43 **58-56-9**, as last amended by Laws of Utah 2011, Chapter 14
44 **58-56-9.3**, as last amended by Laws of Utah 2010, Chapter 310
45 **58-56-9.5**, as last amended by Laws of Utah 2010, Chapter 278
46 **63J-1-504**, as last amended by Laws of Utah 2013, Chapter 310
47 ENACTS:
48 **58-56-9.4**, Utah Code Annotated 1953
49 **63I-2-238**, Utah Code Annotated 1953
50 REPEALS:
51 **38-11-101**, as enacted by Laws of Utah 1994, Chapter 308
52 **38-11-102**, as last amended by Laws of Utah 2014, Chapter 108
53 **38-11-104**, as last amended by Laws of Utah 2004, Chapter 42
54 **38-11-105**, as last amended by Laws of Utah 2008, Chapter 382
55 **38-11-106**, as last amended by Laws of Utah 2004, Chapter 42
56 **38-11-107**, as last amended by Laws of Utah 2012, Chapter 278

57 **38-11-108**, as last amended by Laws of Utah 2008, Chapter 382
58 **38-11-109**, as enacted by Laws of Utah 1999, Chapter 193
59 **38-11-110**, as last amended by Laws of Utah 2010, Chapter 31
60 **38-11-201**, as last amended by Laws of Utah 2013, Chapter 400
61 **38-11-202**, as last amended by Laws of Utah 2009, Chapter 183
62 **38-11-203**, as last amended by Laws of Utah 2016, Chapter 238
63 **38-11-204**, as last amended by Laws of Utah 2017, Chapter 373
64 **38-11-205**, as last amended by Laws of Utah 1999, Chapter 193
65 **38-11-206**, as last amended by Laws of Utah 2011, Chapter 367
66 **38-11-207**, as last amended by Laws of Utah 2008, Chapter 382
67 **38-11-301**, as last amended by Laws of Utah 2009, Chapter 183
68 **38-11-302**, as last amended by Laws of Utah 2009, Chapter 183

69

70 *Be it enacted by the Legislature of the state of Utah:*

71 Section 1. Section **38-1a-102** is amended to read:

72 **38-1a-102. Definitions.**

73 As used in this chapter:

74 (1) "Alternate means" means a method of filing a legible and complete notice or other
75 document with the registry other than electronically, as established by the division by rule.

76 (2) "Anticipated improvement" means the improvement:

77 (a) for which preconstruction service is performed; and

78 (b) that is anticipated to follow the performing of preconstruction service.

79 (3) "Applicable county recorder" means the office of the recorder of each county in
80 which any part of the property on which a claimant claims or intends to claim a preconstruction
81 or construction lien is located.

82 (4) "Bona fide loan" means a loan to an owner or owner-builder by a lender in which
83 the owner or owner-builder has no financial or beneficial interest greater than 5% of the voting
84 shares or other ownership interest.

85 (5) "Claimant" means a person entitled to claim a preconstruction or construction lien.

86 (6) "Compensation" means the payment of money for a service rendered or an expense
87 incurred, whether based on:

(a) time and expense, lump sum, stipulated sum, percentage of cost, cost plus fixed or percentage fee, or commission; or

(b) a combination of the bases listed in Subsection (6)(a).

(7) "Construction lender" means a person who makes a construction loan.

(8) "Construction lien" means a lien under this chapter for construction work.

(9) (a) "Construction loan" means a loan used for a construction project.

(b) "Construction loan" does not include a consumer loan secured by the equity in the consumer's home unless part or all of the loan is used for a construction project.

(10) "Construction project" means an improvement that is constructed pursuant to an original contract.

(11) "Construction work":

(a) means labor, service, material, or equipment provided for the purpose and during the process of constructing, altering, or repairing an improvement; and

(b) includes scheduling, estimating, staking, supervising, managing, materials testing, inspection, observation, and quality control or assurance involved in constructing, altering, or repairing an improvement.

(12) "Contestable notice" means a notice of preconstruction service under Section 38-1a-401, a preliminary notice under Section 38-1a-501, or a notice of completion under Section 38-1a-506.

(13) "Contesting person" means an owner, original contractor, subcontractor, or other interested person.

(14) "Designated agent" means the third party the division contracts with as provided in Section 38-1a-202 to create and maintain the registry.

(15) "Division" means the Division of Occupational and Professional Licensing created in Section 58-1-103.

(16) "Entry number" means the reference number that:

(a) the designated agent assigns to each notice or other document filed with the registry; and

(b) is unique for each notice or other document.

(17) "Final completion" means:

(a) the date of issuance of a permanent certificate of occupancy by the local

government entity having jurisdiction over the construction project, if a permanent certificate of occupancy is required;

(b) the date of the final inspection of the construction work by the local government entity having jurisdiction over the construction project, if an inspection is required under a state-adopted building code applicable to the construction work, but no certificate of occupancy is required;

(c) unless the owner is holding payment to ensure completion of construction work, the date on which there remains no substantial work to be completed to finish the construction work under the original contract, if a certificate of occupancy is not required and a final inspection is not required under an applicable state-adopted building code; or

(d) the last date on which substantial work was performed under the original contract, if, because the original contract is terminated before completion of the construction work defined by the original contract, the local government entity having jurisdiction over the construction project does not issue a certificate of occupancy or perform a final inspection.

(18) "First preliminary notice filing" means a preliminary notice that:

(a) is the earliest preliminary notice filed on the construction project for which the preliminary notice is filed;

(b) is filed on a construction project that, at the time the preliminary notice is filed, has not reached final completion; and

(c) is not cancelled under Section 38-1a-307.

(19) "Government project-identifying information" has the same meaning as defined in Section 38-1b-102.

(20) "Improvement" means:

(a) a building, infrastructure, utility, or other human-made structure or object constructed on or for and affixed to real property; or

(b) a repair, modification, or alteration of a building, infrastructure, utility, or object referred to in Subsection (20)(a).

(21) "Interested person" means a person that may be affected by a construction project.

(22) "Notice of commencement" means a notice required under Section 38-1b-201 for a government project, as defined in Section 38-1b-102.

(23) "Original contract":

(a) means a contract between an owner and an original contractor for preconstruction service or construction work; and

(b) does not include a contract between an owner-builder and another person.

(24) "Original contractor" means a person, including an owner-builder, that contracts with an owner to provide preconstruction service or construction work.

(25) "Owner" means the person that owns the project property.

(26) "Owner-builder" means an owner, including an owner who is also an original contractor, who:

(a) contracts with one or more other persons for preconstruction service or construction work for an improvement on the owner's real property; and

(b) obtains a building permit for the improvement.

(27) "Preconstruction lien" means a lien under this chapter for a preconstruction service.

(28) "Preconstruction service":

(a) means to plan or design, or to assist in the planning or design of, an improvement or a proposed improvement:

(i) before construction of the improvement commences; and

(ii) for compensation separate from any compensation paid or to be paid for construction work for the improvement; and

(b) includes consulting, conducting a site investigation or assessment, programming, preconstruction cost or quantity estimating, preconstruction scheduling, performing a preconstruction construction feasibility review, procuring construction services, and preparing a study, report, rendering, model, boundary or topographic survey, plat, map, design, plan, drawing, specification, or contract document.

(29) "Private project" means a construction project that is not a government project.

(30) "Project property" means the real property on or for which preconstruction service or construction work is or will be provided.

(31) "Registry" means the State Construction Registry under Part 2, State Construction Registry.

(32) "Required notice" means:

(a) a notice of preconstruction service under Section [38-1a-401](#);

- (b) a preliminary notice under Section 38-1a-501 or Section 38-1b-202;
- (c) a notice of commencement;
- (d) a notice of construction loan under Section 38-1a-601;
- (e) a notice under Section 38-1a-602 concerning a construction loan default;
- (f) a notice of intent to obtain final completion under Section 38-1a-506; or
- (g) a notice of completion under Section 38-1a-507.

(33) "Subcontractor" means a person that contracts to provide preconstruction service or construction work to:

- (a) a person other than the owner; or
- (b) the owner, if the owner is an owner-builder.

(34) "Substantial work" does not include repair work or warranty work.

(35) "Supervisory subcontractor" means a person that:

(a) is a subcontractor under contract to provide preconstruction service or construction work; and

(b) contracts with one or more other subcontractors for the other subcontractor or subcontractors to provide preconstruction service or construction work that the person is under contract to provide.

Section 2. Section 38-1a-301 is amended to read:

38-1a-301. Those entitled to lien -- What may be attached.

(1) ~~[Except as provided in Section 38-11-107, a]~~ A person who provides preconstruction service or construction work on or for a project property has a lien on the project property for the reasonable value of the preconstruction service or construction work, respectively, as provided in this chapter.

(2) A person may claim a preconstruction lien and a separate construction lien on the same project property.

(3) (a) A construction lien may include an amount claimed for a preconstruction service.

(b) A preconstruction lien may not include an amount claimed for construction work.

(4) A preconstruction or construction lien attaches only to the interest that the owner has in the project property that is the subject of the lien.

Section 3. Section 38-1a-402 is amended to read:

38-1a-402. Notice of preconstruction lien -- Requirements.

(1) Within 90 days after completing a preconstruction service for which a claimant is not paid in full, a claimant who desires to claim a preconstruction lien shall submit for recording with each applicable county recorder a notice of preconstruction lien.

(2) A claimant who fails to submit a notice of preconstruction lien as provided in Subsection (1) may not claim a preconstruction lien.

(3) (a) A notice of preconstruction service lien shall include:

- (i) the claimant's name, mailing address, and telephone number;
- (ii) a statement that the claimant claims a preconstruction lien;
- (iii) the date the claimant's notice of preconstruction service was filed;
- (iv) the name of the person that employed the claimant;
- (v) a general description of the preconstruction service provided by the claimant;
- (vi) the date that the claimant last provided preconstruction service;
- (vii) the name, if known, of the reputed owner or, if not known, the name of the record owner;
- (viii) a description of the project property sufficient for identification;
- (ix) the principal amount, excluding interest, costs, and attorney fees, claimed by the claimant;
- (x) the claimant's signature or the signature of the claimant's authorized agent; and
- (xi) an acknowledgment or certificate as required under Title 57, Chapter 3, Recording of Documents[; and].

~~[(xii) if the lien is against an owner-occupied residence, as defined in Section 38-11-102, a statement meeting the requirements that the division has established by rule, describing the steps the owner of the owner-occupied residence may take to require a claimant to remove the lien as provided in Section 38-11-107.]~~

(b) (i) A claimant who is an original contractor or a supervising subcontractor may include in a notice of preconstruction lien the name, address, and telephone number of each subcontractor who is under contract with the claimant to provide preconstruction service that the claimant is under contract to provide.

(ii) The inclusion of a subcontractor in a notice of preconstruction lien filed by another claimant is not a substitute for the subcontractor's own submission of a notice of

preconstruction lien.

(4) (a) A county recorder:

(i) shall record each notice of preconstruction lien in an index maintained for that purpose; and

(ii) need not verify that a valid notice of preconstruction service is filed with respect to the claimed preconstruction lien.

(b) All persons are considered to have notice of a notice of preconstruction lien from the time it is recorded.

(5) (a) Within 30 days after a claimant's notice of preconstruction lien is recorded, the claimant shall send by certified mail a copy of the notice to the reputed or record owner.

(b) If the record owner's address is not readily available to the claimant, the claimant may mail a copy of the notice to the owner's last-known address as it appears on the last completed assessment roll of the county in which the property is located.

(c) A claimant's failure to mail a copy of the notice as required in this Subsection (5) precludes the claimant from being awarded costs and attorney fees against the reputed or record owner in an action to enforce the lien.

(6) Nothing in this section may be construed to prohibit a claimant from recording a notice of preconstruction lien before completing the preconstruction service the claimant contracted to provide.

Section 4. Section **38-1a-502** is amended to read:

38-1a-502. Notice of construction lien -- Contents -- Recording -- Service on owner.

(1) (a) A person who desires to claim a construction lien shall submit for recording in the office of each applicable county recorder a notice of construction lien no later than, except as provided in Subsection (1)(b):

(i) 180 days after the date on which final completion of the original contract occurs, if no notice of completion is filed under Section **38-1a-507**; or

(ii) 90 days after the date on which a notice of completion is filed under Section **38-1a-507**, but not later than 180 days after the date on which final completion of the original contract occurs.

(b) A subcontractor who provides substantial work after a certificate of occupancy is

issued or a required final inspection is completed and desires to claim a construction lien shall submit for recording in the office of each applicable county recorder a notice of construction lien no later than 180 days after final completion of that subcontractor's work.

(2) A notice of construction lien shall contain:

(a) the name of the reputed owner if known or, if not known, the name of the record owner;

(b) the name of the person by whom the claimant was employed or to whom the claimant provided construction work;

(c) the time when the claimant first and last provided construction work;

(d) a description of the project property, sufficient for identification;

(e) the name, current address, and current phone number of the claimant;

(f) the amount claimed under the construction lien;

(g) the signature of the claimant or the claimant's authorized agent; and

(h) an acknowledgment or certificate as required under Title 57, Chapter 3, Recording of Documents~~[-and]~~.

~~[(i) if the construction lien is on an owner-occupied residence, as defined in Section 38-11-102, a statement describing what steps an owner, as defined in Section 38-11-102, may take to require a lien claimant to remove the lien in accordance with Section 38-11-107.]~~

(3) (a) A county recorder:

(i) shall record each notice of construction lien in an index maintained for that purpose; and

(ii) need not verify that a valid preliminary notice is filed with respect to the claimed construction lien.

(b) All persons are considered to have notice of a notice of construction lien from the time it is recorded.

(4) (a) Within 30 days after filing a notice of construction lien, the claimant shall deliver or mail by certified mail a copy of the notice to the reputed owner or the record owner.

(b) If the record owner's current address is not readily available to the claimant, the claimant may mail a copy of the notice to the last known address of the record owner, using the names and addresses appearing on the last completed real property assessment rolls of the county where the project property is located.

(c) Failure to deliver or mail the notice of lien to the reputed owner or record owner precludes the claimant from an award of costs and attorney fees against the reputed owner or record owner in an action to enforce the construction lien.

(5) The division shall make rules governing the form of the statement required under Subsection (2)(i).

Section 5. Section **38-1a-503** is amended to read:

38-1a-503. Relation back and priority of liens.

(1) A construction lien relates back to, and takes effect as of, the time of the first preliminary notice filing.

(2) (a) Subject to Subsection (2)(b), a construction lien has priority over:

(i) any lien, mortgage, or other encumbrance that attaches after the first preliminary notice filing; and

(ii) any lien, mortgage, or other encumbrance of which the claimant had no notice and which was unrecorded at the time of the first preliminary notice filing.

(b) A recorded mortgage or trust deed that secures a construction loan attaches immediately before the first preliminary notice filing for the construction project if each claimant that has a preliminary notice on file on the construction project before the mortgage or trust deed was recorded:

(i) receives full payment for all construction work the claimant performed before the mortgage or trust deed was recorded, regardless of whether the claimant receives full payment before or after the day on which the mortgage or trust deed is recorded[-]; or

(ii) files in the registry a cancellation or withdrawal of the claimant's preliminary notice or provides a waiver of lien representing payment in full through or after the date on which the mortgage or trust deed is recorded.

Section 6. Section **38-1a-701** is amended to read:

38-1a-701. Action to enforce lien -- Time for filing action -- Notice of pendency of action -- Action involving a residence.

(1) As used in this section:

~~[(a) "Owner" has the same meaning as defined in Section 38-11-102.];~~

~~[(b) "Residence" has the same meaning as defined in Section 38-11-102.];~~

(a) "Owner" means a person who:

336 (i) contracts with a person who is licensed as a contractor or is exempt from licensure
337 under Title 58, Chapter 55, Utah Construction Trades Licensing Act, for the construction on an
338 owner-occupied residence upon real property that the person:

339 (A) owns; or

340 (B) purchases after the person enters into a contract and before completion of the
341 owner-occupied residence;

342 (ii) contracts with a real estate developer to buy a residence upon completion of the
343 construction on the owner-occupied residence; or

344 (iii) purchases a residence from a real estate developer after completion of the
345 construction on the owner-occupied residence.

346 (b) "Owner-occupied residence" means a residence that is, or after completion of the
347 construction on the residence will be, occupied by the owner or the owner's tenant or lessee as a
348 primary or secondary residence within 180 days after the day on which the construction on the
349 residence is complete.

350 (2) In order to enforce a preconstruction lien or construction lien, a claimant shall file
351 an action to enforce the lien:

352 (a) except as provided in Subsection (2)(b), within 180 days after the day on which the
353 claimant files:

354 (i) a notice of preconstruction lien under Section 38-1a-402, for a preconstruction lien;
355 or

356 (ii) a notice of construction lien under Section 38-1a-502, for a construction lien; or

357 (b) if an owner files for protection under the bankruptcy laws of the United States
358 before the expiration of the 180-day period under Subsection (2)(a), within 90 days after the
359 automatic stay under the bankruptcy proceeding is lifted or expires.

360 (3) (a) (i) Within the time period provided in Subsection (2) for filing an action, a
361 claimant shall file for record with each applicable county recorder a notice of the pendency of
362 the action, in the manner provided for actions affecting the title or right to possession of real
363 property.

364 (ii) If a claimant fails to file for record a notice of the pendency of the action, as
365 required in Subsection (3)(a)(i), the preconstruction lien or construction lien, as applicable, is
366 void, except as to persons who have been made parties to the action and persons having actual

367 knowledge of the commencement of the action.

368 (b) The burden of proof is upon the claimant and those claiming under the claimant to
369 show actual knowledge under Subsection (3)(a)(ii).

370 (4) (a) A preconstruction lien or construction lien is automatically and immediately
371 void if an action to enforce the lien is not filed within the time required by this section.

372 (b) Notwithstanding Section 78B-2-111, a court has no subject matter jurisdiction to
373 adjudicate a preconstruction or construction lien that becomes void under Subsection (4)(a).

374 (5) This section may not be interpreted to impair or affect the right of any person to
375 whom a debt may be due for any preconstruction service or construction work to maintain a
376 personal action to recover the debt.

377 ~~[(6) (a) If a claimant files an action to enforce a preconstruction or construction lien~~
378 ~~involving a residence, the claimant shall include with the service of the complaint on the owner~~
379 ~~of the residence:]~~

380 ~~[(i) instructions to the owner of the residence relating to the owner's rights under Title~~
381 ~~38, Chapter 11, Residence Lien Restriction and Lien Recovery Fund Act; and]~~

382 ~~[(ii) a form to enable the owner of the residence to specify the grounds upon which the~~
383 ~~owner may exercise available rights under Title 38, Chapter 11, Residence Lien Restriction and~~
384 ~~Lien Recovery Fund Act.]~~

385 ~~[(b) The instructions and form required by Subsection (6)(a) shall meet the~~
386 ~~requirements established by the division by rule.]~~

387 ~~[(c) If a claimant fails to provide to the owner of the residence the instructions and~~
388 ~~form required by Subsection (6)(a), the claimant is barred from maintaining or enforcing the~~
389 ~~preconstruction or construction lien upon the residence:]~~

390 ~~[(d) A court shall stay an action to determine the rights and liabilities of an owner of a~~
391 ~~residence under this chapter, Title 38, Chapter 11, Residence Lien Restriction and Lien~~
392 ~~Recovery Fund Act, and Title 14, Chapter 2, Private Contracts, until after the owner is given a~~
393 ~~reasonable period of time to:]~~

394 ~~[(i) establish compliance with Subsections 38-11-204(4)(a) and (4)(b) through an~~
395 ~~informal proceeding, as set forth in Title 63G, Chapter 4, Administrative Procedures Act,~~
396 ~~commenced at the division within 30 days after the owner is served with summons in the~~
397 ~~foreclosure action; and]~~

398 ~~[(ii) obtain a certificate of compliance or denial of certificate of compliance, as defined~~
399 ~~in Section 38-11-102.]~~

400 ~~[(e) An owner applying for a certificate of compliance under Subsection (6)(d) shall~~
401 ~~send by certified mail to all claimants:]~~

402 ~~[(i) a copy of the application for a certificate of compliance; and]~~

403 ~~[(ii) all materials filed in connection with the application.]~~

404 ~~[(f) The division shall notify all claimants listed in an owner's application for a~~
405 ~~certificate of compliance under Subsection (6)(d) of the issuance or denial of a certificate of~~
406 ~~compliance.]~~

407 Section 7. Section **38-1a-706** is amended to read:

408 **38-1a-706. Apportionment of costs -- Costs and attorney fees to subcontractor.**

409 (1) ~~[Except as provided in Section 38-11-107, the]~~ The court shall apportion costs
410 between the owner and original contractor according to the right of the case.

411 (2) The court shall award a subcontractor with a valid preconstruction or construction
412 lien:

413 (a) all of the subcontractor's costs, including the costs of preparing and recording the
414 notice of preconstruction or construction lien; and

415 (b) the subcontractor's reasonable attorney fees incurred in preparing and recording the
416 notice of preconstruction or construction lien.

417 Section 8. Section **38-1a-707** is amended to read:

418 **38-1a-707. Attorney fees -- Offer of judgment.**

419 (1) Except as provided in ~~[Section 38-11-107 and in]~~ Subsection (2), in any action
420 brought to enforce any lien under this chapter the successful party shall be entitled to recover
421 reasonable attorney fees, to be fixed by the court, which shall be taxed as costs in the action.

422 (2) A person who files a wrongful lien as provided in Section **38-1a-308** may not
423 recover attorney fees under Subsection (1).

424 (3) (a) A person against whom an action is brought to enforce a preconstruction or
425 construction lien may make an offer of judgment pursuant to Rule 68 of the Utah Rules of
426 Civil Procedure.

427 (b) If the offer is not accepted and the judgment finally obtained by the offeree is not
428 more favorable than the offer, the offeree shall pay the costs and attorney fees incurred by the

offeror after the offer was made.

Section 9. Section **38-11-103** is amended to read:

38-11-103. Administration.

(1) This chapter shall be administered by the Division of Occupational and Professional Licensing pursuant to the provisions of this chapter and consistent with Title 58, Chapter 1, Division of Occupational and Professional Licensing Act.

(2) The division shall prepare for the substantive provisions of this chapter to be repealed on July 1, 2018.

(3) Any money remaining in the Residence Lien Recovery Fund on July 1, 2018, shall be transferred to the General Fund.

Section 10. Section **38-12-102** is amended to read:

38-12-102. Notice requirements for lien filings -- Exceptions.

(1) A lien claimant or the lien claimant's agent shall send by certified mail a written copy of a notice of lien to the last-known address of the person against whom the notice of lien is filed no later than 30 days after the day on which the notice of lien is submitted for recording with:

(a) a county recorder;

(b) a county clerk;

(c) a clerk of the court; or

(d) in the case of a lien on an aircraft under Section **38-13-201**, the Federal Aviation Administration.

(2) (a) A notice of lien submitted for recording shall contain the following information:

(i) the name and address of the person against whom the lien is filed;

(ii) a statement that the property owned by the person against whom the lien is filed is subject to a lien;

(iii) (A) the amount of the judgment, settlement, or compromise, if the lien is based on a charge against or interest in a judgment, settlement, or compromise;

(B) the amount of state taxes owed, if the lien is based on unpaid state taxes;

(C) the total amount of the unpaid assessment that is subject to the lien, including any fees, charges, or costs, if the lien is based on an unpaid assessment under Title 57, Chapter 8, Condominium Ownership Act, or Title 57, Chapter 8a, Community Association Act; or

(D) the amount of the unpaid fine, if the lien is based on an unpaid fine under Title 57, Chapter 8, Condominium Ownership Act, or Title 57, Chapter 8a, Community Association Act; and

(iv) (A) the name, address, and phone number of the lien claimant; or

(B) if the lien claimant has a representative for purposes of the lien, the name of the lien claimant and the name, address, and phone number of the lien claimant's representative.

(b) When a lien claimant mails a copy of a notice of lien to the person against whom the notice of lien is filed, in accordance with Subsection (1), the notice of lien shall contain:

(i) the requirements described in Subsection (2)(a);

(ii) the date the notice of lien was submitted for recording; and

(iii) the article number on the certified mail receipt.

(3) The notice requirements of Subsections (1) and (2) do not apply to:

(a) a preconstruction or construction lien as provided in Title 38, Chapter 1a, Preconstruction and Construction Liens;

(b) a lessors' lien as provided in Title 38, Chapter 3, Lessors' Liens;

(c) a federal tax lien as provided in Title 38, Chapter 6, Federal Tax Liens;

(d) a hospital lien as provided in Title 38, Chapter 7, Hospital Lien Law;

(e) a self-service storage facilities lien as provided in Title 38, Chapter 8, Self-Service Storage Facilities;

(f) an oil, gas, or mining lien as provided in Title 38, Chapter 10, Oil, Gas, and Mining Liens;

~~[(g) a claim against the Residence Lien Recovery Fund as provided in Title 38, Chapter 11, Residence Lien Restriction and Lien Recovery Fund Act;]~~

~~[(h)]~~ (g) a trust deed;

~~[(i)]~~ (h) a mortgage;

~~[(j)]~~ (i) any interests subject to a security agreement as defined in Section 70A-9a-102;

~~[(k)]~~ (j) any other liens subject to the same or stricter notice requirements than those imposed by Subsections (1) and (2); or

~~[(l)]~~ (k) a court judgment or abstract of a court judgment presented for recording in the office of a county recorder.

Section 11. Section ~~58-55-103~~ is amended to read:

**58-55-103. Construction Services Commission created -- Functions --
Appointment -- Qualifications and terms of members -- Vacancies -- Expenses -- Meetings
-- Concurrence.**

(1) (a) There is created within the division the Construction Services Commission.

(b) The commission shall:

(i) with the concurrence of the director, make reasonable rules under Title 63G, Chapter 3, Utah Administrative Rulemaking Act, to administer and enforce this chapter which are consistent with this chapter including:

(A) licensing of various licensees;

(B) examination requirements and administration of the examinations, to include approving and establishing a passing score for applicant examinations;

(C) standards of supervision for students or persons in training to become qualified to obtain a license in the trade they represent; and

(D) standards of conduct for various licensees;

(ii) approve or disapprove fees adopted by the division under Section 63J-1-504;

(iii) except where the boards conduct them, conduct all administrative hearings not delegated to an administrative law judge relating to the licensing of any applicant;

(iv) except as otherwise provided in [~~Sections 38-11-207 and~~] Section 58-55-503, with the concurrence of the director, impose sanctions against licensees and certificate holders with the same authority as the division under Section 58-1-401;

(v) advise the director on the administration and enforcement of any matters affecting the division and the construction industry;

(vi) advise the director on matters affecting the division budget;

(vii) advise and assist trade associations in conducting construction trade seminars and industry education and promotion; and

(viii) perform other duties as provided by this chapter.

(2) (a) Initially the commission shall be comprised of the five members of the Contractors Licensing Board and two of the three chair persons from the Plumbers Licensing Board, the Alarm System Security and Licensing Board, and the Electricians Licensing Board.

(b) The terms of office of the commission members who are serving on the Contractors Licensing Board shall continue as they serve on the commission.

(c) Beginning July 1, 2004, the commission shall be comprised of nine members appointed by the executive director with the approval of the governor from the following groups:

- (i) one member shall be a licensed general engineering contractor;
- (ii) one member shall be a licensed general building contractor;
- (iii) two members shall be licensed residential and small commercial contractors;
- (iv) three members shall be the three chair persons from the Plumbers Licensing Board, the Alarm System Security and Licensing Board, and the Electricians Licensing Board; and
- (v) two members shall be from the general public, provided, however that the certified public accountant on the Contractors Licensing Board will continue to serve until the current term expires, after which both members under this Subsection (2)(c)(v) shall be appointed from the general public.

(3) (a) Except as required by Subsection (3)(b), as terms of current commission members expire, the executive director with the approval of the governor shall appoint each new member or reappointed member to a four-year term ending June 30.

(b) Notwithstanding the requirements of Subsection (3)(a), the executive director with the approval of the governor shall, at the time of appointment or reappointment, adjust the length of terms to stagger the terms of commission members so that approximately 1/2 of the commission members are appointed every two years.

(c) A commission member may not serve more than two consecutive terms.

(4) The commission shall elect annually one of its members as chair, for a term of one year.

(5) When a vacancy occurs in the membership for any reason, the replacement shall be appointed for the unexpired term.

(6) A member may not receive compensation or benefits for the member's service, but may receive per diem and travel expenses in accordance with:

- (a) Section 63A-3-106;
- (b) Section 63A-3-107; and
- (c) rules made by the Division of Finance pursuant to Sections 63A-3-106 and 63A-3-107.

(7) (a) The commission shall meet at least monthly unless the director determines

otherwise.

(b) The director may call additional meetings at the director's discretion, upon the request of the chair, or upon the written request of four or more commission members.

(8) (a) Five members constitute a quorum for the transaction of business.

(b) If a quorum is present when a vote is taken, the affirmative vote of commission members present is the act of the commission.

(9) The commission shall comply with the procedures and requirements of Title 13, Chapter 1, Department of Commerce, and Title 63G, Chapter 4, Administrative Procedures Act, in all of its adjudicative proceedings.

(10) (a) For purposes of this Subsection (10), "concurrence" means the entities given a concurring role must jointly agree for the action to be taken.

(b) If a provision of this chapter requires concurrence between the director or division and the commission and no concurrence can be reached, the director or division has final authority.

(c) When this chapter requires concurrence between the director or division and the commission:

(i) the director or division shall report to and update the commission on a regular basis related to matters requiring concurrence; and

(ii) the commission shall review the report submitted by the director or division under this Subsection (10)(c) and concur with the report, or:

(A) provide a reason for not concurring with the report; and

(B) provide recommendations to the director or division.

Section 12. Section **58-55-302** is amended to read:

58-55-302. Qualifications for licensure.

(1) Each applicant for a license under this chapter shall:

(a) submit an application prescribed by the division;

(b) pay a fee as determined by the department under Section [63J-1-504](#);

(c) (i) meet the examination requirements established by rule by the commission with the concurrence of the director, except that no examination, other than an examination as part of a 25-hour course described in Subsection (1)(e)(iii), is required for licensure as an apprentice electrician, apprentice plumber, or specialty contractor; or

584 (ii) if required in Section 58-55-304, the individual qualifier must pass the required
585 examination if the applicant is a business entity;

586 (d) if an apprentice, identify the proposed supervisor of the apprenticeship;

587 (e) if an applicant for a contractor's license:

588 (i) produce satisfactory evidence of financial responsibility, except for a construction
589 trades instructor for whom evidence of financial responsibility is not required;

590 (ii) produce satisfactory evidence of:

591 (A) except as provided in Subsection (2)(a), and except that no employment experience
592 is required for licensure as a specialty contractor, two years full-time paid employment
593 experience in the construction industry, which employment experience may be related to any
594 contracting classification unless more specifically described in this section; and

595 (B) knowledge of the principles of the conduct of business as a contractor, reasonably
596 necessary for the protection of the public health, safety, and welfare;

597 (iii) except as otherwise provided by rule by the commission with the concurrence of
598 the director, complete a 25-hour course established by rule by the commission with the
599 concurrence of the director, which is taught by an approved prelicensure course provider, and
600 which course may include:

601 (A) construction business practices;

602 (B) bookkeeping fundamentals;

603 (C) mechanics lien fundamentals;

604 (D) other aspects of business and construction principles considered important by the
605 commission with the concurrence of the director; and

606 (E) for no additional fee, an examination at the end of the 25-hour course;

607 (iv) (A) be a licensed master electrician if an applicant for an electrical contractor's
608 license or a licensed master residential electrician if an applicant for a residential electrical
609 contractor's license;

610 (B) be a licensed master plumber if an applicant for a plumbing contractor's license or
611 a licensed master residential plumber if an applicant for a residential plumbing contractor's
612 license; or

613 (C) be a licensed elevator mechanic and produce satisfactory evidence of three years
614 experience as an elevator mechanic if an applicant for an elevator contractor's license; and

(v) when the applicant is an unincorporated entity, provide a list of the one or more individuals who hold an ownership interest in the applicant as of the day on which the application is filed that includes for each individual:

(A) the individual's name, address, birth date, and social security number; and

(B) whether the individual will engage in a construction trade; and

(f) if an applicant for a construction trades instructor license, satisfy any additional requirements established by rule.

(2) (a) If the applicant for a contractor's license described in Subsection (1) is a building inspector, the applicant may satisfy Subsection (1)(e)(ii)(A) by producing satisfactory evidence of two years full-time paid employment experience as a building inspector, which shall include at least one year full-time experience as a licensed combination inspector.

(b) After approval of an applicant for a contractor's license by the applicable board and the division, the applicant shall file the following with the division before the division issues the license:

(i) proof of workers' compensation insurance which covers employees of the applicant in accordance with applicable Utah law;

(ii) proof of public liability insurance in coverage amounts and form established by rule except for a construction trades instructor for whom public liability insurance is not required; and

(iii) proof of registration as required by applicable law with the:

(A) Department of Commerce;

(B) Division of Corporations and Commercial Code;

(C) Unemployment Insurance Division in the Department of Workforce Services, for purposes of Title 35A, Chapter 4, Employment Security Act;

(D) State Tax Commission; and

(E) Internal Revenue Service.

(3) In addition to the general requirements for each applicant in Subsection (1), applicants shall comply with the following requirements to be licensed in the following classifications:

(a) (i) A master plumber shall produce satisfactory evidence that the applicant:

(A) has been a licensed journeyman plumber for at least two years and had two years of

646 supervisory experience as a licensed journeyman plumber in accordance with division rule;

647 (B) has received at least an associate of applied science degree or similar degree
648 following the completion of a course of study approved by the division and had one year of
649 supervisory experience as a licensed journeyman plumber in accordance with division rule; or

650 (C) meets the qualifications determined by the division in collaboration with the board
651 to be equivalent to Subsection (3)(a)(i)(A) or (B).

652 (ii) An individual holding a valid Utah license as a journeyman plumber, based on at
653 least four years of practical experience as a licensed apprentice under the supervision of a
654 licensed journeyman plumber and four years as a licensed journeyman plumber, in effect
655 immediately prior to May 5, 2008, is on and after May 5, 2008, considered to hold a current
656 master plumber license under this chapter, and satisfies the requirements of this Subsection
657 (3)(a) for the purpose of renewal or reinstatement of that license under Section 58-55-303.

658 (iii) An individual holding a valid plumbing contractor's license or residential
659 plumbing contractor's license, in effect immediately prior to May 5, 2008, is on or after May 5,
660 2008:

661 (A) considered to hold a current master plumber license under this chapter if licensed
662 as a plumbing contractor and a journeyman plumber, and satisfies the requirements of this
663 Subsection (3)(a) for purposes of renewal or reinstatement of that license under Section
664 58-55-303; and

665 (B) considered to hold a current residential master plumber license under this chapter if
666 licensed as a residential plumbing contractor and a residential journeyman plumber, and
667 satisfies the requirements of this Subsection (3)(a) for purposes of renewal or reinstatement of
668 that license under Section 58-55-303.

669 (b) A master residential plumber applicant shall produce satisfactory evidence that the
670 applicant:

671 (i) has been a licensed residential journeyman plumber for at least two years and had
672 two years of supervisory experience as a licensed residential journeyman plumber in
673 accordance with division rule; or

674 (ii) meets the qualifications determined by the division in collaboration with the board
675 to be equivalent to Subsection (3)(b)(i).

676 (c) A journeyman plumber applicant shall produce satisfactory evidence of:

(i) successful completion of the equivalent of at least four years of full-time training and instruction as a licensed apprentice plumber under supervision of a licensed master plumber or journeyman plumber and in accordance with a planned program of training approved by the division;

(ii) at least eight years of full-time experience approved by the division in collaboration with the Plumbers Licensing Board; or

(iii) satisfactory evidence of meeting the qualifications determined by the board to be equivalent to Subsection (3)(c)(i) or (c)(ii).

(d) A residential journeyman plumber shall produce satisfactory evidence of:

(i) completion of the equivalent of at least three years of full-time training and instruction as a licensed apprentice plumber under the supervision of a licensed residential master plumber, licensed residential journeyman plumber, or licensed journeyman plumber in accordance with a planned program of training approved by the division;

(ii) completion of at least six years of full-time experience in a maintenance or repair trade involving substantial plumbing work; or

(iii) meeting the qualifications determined by the board to be equivalent to Subsection (3)(d)(i) or (d)(ii).

(e) The conduct of licensed apprentice plumbers and their licensed supervisors shall be in accordance with the following:

(i) while engaging in the trade of plumbing, a licensed apprentice plumber shall be under the immediate supervision of a licensed master plumber, licensed residential master plumber, licensed journeyman plumber, or a licensed residential journeyman plumber; and

(ii) a licensed apprentice plumber in the fourth through tenth year of training may work without supervision for a period not to exceed eight hours in any 24-hour period, but if the apprentice does not become a licensed journeyman plumber or licensed residential journeyman plumber by the end of the tenth year of apprenticeship, this nonsupervision provision no longer applies.

(f) A master electrician applicant shall produce satisfactory evidence that the applicant:

(i) is a graduate electrical engineer of an accredited college or university approved by the division and has one year of practical electrical experience as a licensed apprentice electrician;

(ii) is a graduate of an electrical trade school, having received an associate of applied sciences degree following successful completion of a course of study approved by the division, and has two years of practical experience as a licensed journeyman electrician;

(iii) has four years of practical experience as a journeyman electrician; or

(iv) meets the qualifications determined by the board to be equivalent to Subsection (3)(f)(i), (ii), or (iii).

(g) A master residential electrician applicant shall produce satisfactory evidence that the applicant:

(i) has at least two years of practical experience as a residential journeyman electrician; or

(ii) meets the qualifications determined by the board to be equivalent to this practical experience.

(h) A journeyman electrician applicant shall produce satisfactory evidence that the applicant:

(i) has successfully completed at least four years of full-time training and instruction as a licensed apprentice electrician under the supervision of a master electrician or journeyman electrician and in accordance with a planned training program approved by the division;

(ii) has at least eight years of full-time experience approved by the division in collaboration with the Electricians Licensing Board; or

(iii) meets the qualifications determined by the board to be equivalent to Subsection (3)(h)(i) or (ii).

(i) A residential journeyman electrician applicant shall produce satisfactory evidence that the applicant:

(i) has successfully completed two years of training in an electrical training program approved by the division;

(ii) has four years of practical experience in wiring, installing, and repairing electrical apparatus and equipment for light, heat, and power under the supervision of a licensed master, journeyman, residential master, or residential journeyman electrician; or

(iii) meets the qualifications determined by the division and applicable board to be equivalent to Subsection (3)(i)(i) or (ii).

(j) The conduct of licensed apprentice electricians and their licensed supervisors shall

be in accordance with the following:

(i) A licensed apprentice electrician shall be under the immediate supervision of a licensed master, journeyman, residential master, or residential journeyman electrician. An apprentice in the fourth year of training may work without supervision for a period not to exceed eight hours in any 24-hour period.

(ii) A licensed master, journeyman, residential master, or residential journeyman electrician may have under immediate supervision on a residential project up to three licensed apprentice electricians.

(iii) A licensed master or journeyman electrician may have under immediate supervision on nonresidential projects only one licensed apprentice electrician.

(k) An alarm company applicant shall:

(i) have a qualifying agent who is an officer, director, partner, proprietor, or manager of the applicant who:

(A) demonstrates 6,000 hours of experience in the alarm company business;

(B) demonstrates 2,000 hours of experience as a manager or administrator in the alarm company business or in a construction business; and

(C) passes an examination component established by rule by the commission with the concurrence of the director;

(ii) if a corporation, provide:

(A) the names, addresses, dates of birth, social security numbers, and fingerprint cards of all corporate officers, directors, and those responsible management personnel employed within the state or having direct responsibility for managing operations of the applicant within the state; and

(B) the names, addresses, dates of birth, social security numbers, and fingerprint cards of all shareholders owning 5% or more of the outstanding shares of the corporation, except this shall not be required if the stock is publicly listed and traded;

(iii) if a limited liability company, provide:

(A) the names, addresses, dates of birth, social security numbers, and fingerprint cards of all company officers, and those responsible management personnel employed within the state or having direct responsibility for managing operations of the applicant within the state; and

(B) the names, addresses, dates of birth, social security numbers, and fingerprint cards of all individuals owning 5% or more of the equity of the company;

(iv) if a partnership, provide the names, addresses, dates of birth, social security numbers, and fingerprint cards of all general partners, and those responsible management personnel employed within the state or having direct responsibility for managing operations of the applicant within the state;

(v) if a proprietorship, provide the names, addresses, dates of birth, social security numbers, and fingerprint cards of the proprietor, and those responsible management personnel employed within the state or having direct responsibility for managing operations of the applicant within the state;

(vi) if a trust, provide the names, addresses, dates of birth, social security numbers, and fingerprint cards of the trustee, and those responsible management personnel employed within the state or having direct responsibility for managing operations of the applicant within the state;

(vii) be of good moral character in that officers, directors, shareholders described in Subsection (3)(k)(ii)(B), partners, proprietors, trustees, and responsible management personnel have not been convicted of a felony, a misdemeanor involving moral turpitude, or any other crime that when considered with the duties and responsibilities of an alarm company is considered by the board to indicate that the best interests of the public are served by granting the applicant a license;

(viii) document that none of the applicant's officers, directors, shareholders described in Subsection (3)(k)(ii)(B), partners, proprietors, trustees, and responsible management personnel have been declared by any court of competent jurisdiction incompetent by reason of mental defect or disease and not been restored;

(ix) document that none of the applicant's officers, directors, shareholders described in Subsection (3)(k)(ii)(B), partners, proprietors, and responsible management personnel are currently suffering from habitual drunkenness or from drug addiction or dependence;

(x) file and maintain with the division evidence of:

(A) comprehensive general liability insurance in form and in amounts to be established by rule by the commission with the concurrence of the director;

(B) workers' compensation insurance that covers employees of the applicant in

801 accordance with applicable Utah law; and
802 (C) registration as is required by applicable law with the:
803 (I) Division of Corporations and Commercial Code;
804 (II) Unemployment Insurance Division in the Department of Workforce Services, for
805 purposes of Title 35A, Chapter 4, Employment Security Act;
806 (III) State Tax Commission; and
807 (IV) Internal Revenue Service; and
808 (xi) meet with the division and board.
809 (l) Each applicant for licensure as an alarm company agent shall:
810 (i) submit an application in a form prescribed by the division accompanied by
811 fingerprint cards;
812 (ii) pay a fee determined by the department under Section 63J-1-504;
813 (iii) be of good moral character in that the applicant has not been convicted of a felony,
814 a misdemeanor involving moral turpitude, or any other crime that when considered with the
815 duties and responsibilities of an alarm company agent is considered by the board to indicate
816 that the best interests of the public are served by granting the applicant a license;
817 (iv) not have been declared by any court of competent jurisdiction incompetent by
818 reason of mental defect or disease and not been restored;
819 (v) not be currently suffering from habitual drunkenness or from drug addiction or
820 dependence; and
821 (vi) meet with the division and board if requested by the division or the board.
822 (m) (i) Each applicant for licensure as an elevator mechanic shall:
823 (A) provide documentation of experience and education credits of not less than three
824 years work experience in the elevator industry, in construction, maintenance, or service and
825 repair; and
826 (B) satisfactorily complete a written examination administered by the division
827 established by rule under Section 58-1-203; or
828 (C) provide certificates of completion of an apprenticeship program for elevator
829 mechanics, having standards substantially equal to those of this chapter and registered with the
830 United States Department of Labor Bureau Apprenticeship and Training or a state
831 apprenticeship council.

(ii) (A) If an elevator contractor licensed under this chapter cannot find a licensed elevator mechanic to perform the work of erecting, constructing, installing, altering, servicing, repairing, or maintaining an elevator, the contractor may:

(I) notify the division of the unavailability of licensed personnel; and

(II) request the division issue a temporary elevator mechanic license to an individual certified by the contractor as having an acceptable combination of documented experience and education to perform the work described in this Subsection (3)(m)(ii)(A).

(B) (I) The division may issue a temporary elevator mechanic license to an individual certified under Subsection (3)(m)(ii)(A)(II) upon application by the individual, accompanied by the appropriate fee as determined by the department under Section [63J-1-504](#).

(II) The division shall specify the time period for which the license is valid and may renew the license for an additional time period upon its determination that a shortage of licensed elevator mechanics continues to exist.

(4) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the division may make rules establishing when Federal Bureau of Investigation records shall be checked for applicants as an alarm company or alarm company agent.

(5) To determine if an applicant meets the qualifications of Subsections (3)(k)(vii) and (3)(l)(iii), the division shall provide an appropriate number of copies of fingerprint cards to the Department of Public Safety with the division's request to:

(a) conduct a search of records of the Department of Public Safety for criminal history information relating to each applicant for licensure as an alarm company or alarm company agent and each applicant's officers, directors, shareholders described in Subsection (3)(k)(ii)(B), partners, proprietors, and responsible management personnel; and

(b) forward to the Federal Bureau of Investigation a fingerprint card of each applicant requiring a check of records of the Federal Bureau of Investigation for criminal history information under this section.

(6) The Department of Public Safety shall send to the division:

(a) a written record of criminal history, or certification of no criminal history record, as contained in the records of the Department of Public Safety in a timely manner after receipt of a fingerprint card from the division and a request for review of Department of Public Safety records; and

(b) the results of the Federal Bureau of Investigation review concerning an applicant in a timely manner after receipt of information from the Federal Bureau of Investigation.

(7) (a) The division shall charge each applicant for licensure as an alarm company or alarm company agent a fee, in accordance with Section 63J-1-504, equal to the cost of performing the records reviews under this section.

(b) The division shall pay the Department of Public Safety the costs of all records reviews, and the Department of Public Safety shall pay the Federal Bureau of Investigation the costs of records reviews under this section.

(8) Information obtained by the division from the reviews of criminal history records of the Department of Public Safety and the Federal Bureau of Investigation shall be used or disseminated by the division only for the purpose of determining if an applicant for licensure as an alarm company or alarm company agent is qualified for licensure.

(9) (a) An application for licensure under this chapter shall be denied if:

(i) the applicant has had a previous license, which was issued under this chapter, suspended or revoked within two years before the date of the applicant's application;

(ii) (A) the applicant is a partnership, corporation, or limited liability company; and

(B) any corporate officer, director, shareholder holding 25% or more of the stock in the applicant, partner, member, agent acting as a qualifier, or any person occupying a similar status, performing similar functions, or directly or indirectly controlling the applicant has served in any similar capacity with any person or entity which has had a previous license, which was issued under this chapter, suspended or revoked within two years before the date of the applicant's application;

(iii) (A) the applicant is an individual or sole proprietorship; and

(B) any owner or agent acting as a qualifier has served in any capacity listed in Subsection (9)(a)(ii)(B) in any entity which has had a previous license, which was issued under this chapter, suspended or revoked within two years before the date of the applicant's application; or

(iv) (A) the applicant includes an individual who was an owner, director, or officer of an unincorporated entity at the time the entity's license under this chapter was revoked; and

(B) the application for licensure is filed within 60 months after the revocation of the unincorporated entity's license.

(b) An application for licensure under this chapter shall be reviewed by the appropriate licensing board prior to approval if:

(i) the applicant has had a previous license, which was issued under this chapter, suspended or revoked more than two years before the date of the applicant's application;

(ii) (A) the applicant is a partnership, corporation, or limited liability company; and

(B) any corporate officer, director, shareholder holding 25% or more of the stock in the applicant, partner, member, agent acting as a qualifier, or any person occupying a similar status, performing similar functions, or directly or indirectly controlling the applicant has served in any similar capacity with any person or entity which has had a previous license, which was issued under this chapter, suspended or revoked more than two years before the date of the applicant's application; or

(iii) (A) the applicant is an individual or sole proprietorship; and

(B) any owner or agent acting as a qualifier has served in any capacity listed in Subsection (9)(b)(ii)(B) in any entity which has had a previous license, which was issued under this chapter, suspended or revoked more than two years before the date of the applicant's application.

(10) (a) (i) A licensee that is an unincorporated entity shall file an ownership status report with the division every 30 days after the day on which the license is issued if the licensee has more than five owners who are individuals who:

(A) own an interest in the contractor that is an unincorporated entity;

(B) own, directly or indirectly, less than an 8% interest, as defined by rule made by the division in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, in the unincorporated entity; and

(C) engage, or will engage, in a construction trade in the state as owners of the contractor described in Subsection (10)(a)(i)(A).

(ii) If the licensee has five or fewer owners described in Subsection (10)(a)(i), the licensee shall provide the ownership status report with an application for renewal of licensure.

(b) An ownership status report required under this Subsection (10) shall:

(i) specify each addition or deletion of an owner:

(A) for the first ownership status report, after the day on which the unincorporated entity is licensed under this chapter; and

(B) for a subsequent ownership status report, after the day on which the previous ownership status report is filed;

(ii) be in a format prescribed by the division that includes for each owner, regardless of the owner's percentage ownership in the unincorporated entity, the information described in Subsection(1)(e)(v);

(iii) list the name of:

(A) each officer or manager of the unincorporated entity; and

(B) each other individual involved in the operation, supervision, or management of the unincorporated entity; and

(iv) be accompanied by a fee set by the division in accordance with Section 63J-1-504 if the ownership status report indicates there is a change described in Subsection (10)(b)(i).

(c) The division may, at any time, audit an ownership status report under this Subsection (10):

(i) to determine if financial responsibility has been demonstrated or maintained as required under Section 58-55-306; and

(ii) to determine compliance with Subsection 58-55-501[(24), (25), or (27)](22), (23), or (25) or Subsection 58-55-502(8) or (9).

(11) (a) An unincorporated entity that provides labor to an entity licensed under this chapter by providing an individual who owns an interest in the unincorporated entity to engage in a construction trade in Utah shall file with the division:

(i) before the individual who owns an interest in the unincorporated entity engages in a construction trade in Utah, a current list of the one or more individuals who hold an ownership interest in the unincorporated entity that includes for each individual:

(A) the individual's name, address, birth date, and social security number; and

(B) whether the individual will engage in a construction trade; and

(ii) every 30 days after the day on which the unincorporated entity provides the list described in Subsection (11)(a)(i), an ownership status report containing the information that would be required under Subsection (10) if the unincorporated entity were a licensed contractor.

(b) When filing an ownership list described in Subsection (11)(a)(i) or an ownership status report described in Subsection (11)(a)(ii), an unincorporated entity shall pay a fee set by

the division in accordance with Section 63J-1-504.

(12) This chapter may not be interpreted to create or support an express or implied independent contractor relationship between an unincorporated entity described in Subsection (10) or (11) and the owners of the unincorporated entity for any purpose, including income tax withholding.

(13) A social security number provided under Subsection (1)(e)(v) is a private record under Subsection 63G-2-302(1)(i).

Section 13. Section 58-55-303 is amended to read:

58-55-303. Term of license -- Expiration -- Renewal.

(1) (a) Each license issued under this chapter shall be issued in accordance with a two-year renewal cycle established by rule.

(b) The division may by rule extend or shorten a renewal period by as much as one year to stagger the renewal cycle it administers.

(c) (i) Notwithstanding a renewal cycle under Subsection (1)(a) or (b), notwithstanding Title 63G, Chapter 4, Administrative Procedures Act, and subject to Subsection (1)(c)(ii), a license is automatically suspended 60 days after the licensee:

(A) becomes, after the time of licensing, an unincorporated entity that is subject to the ownership status report filing requirements of Subsection 58-55-302(10)(a)(i); or

(B) transfers its license to an unincorporated entity that is subject to the ownership status report filing requirements of Subsection 58-55-302(10)(a)(i).

(ii) An automatic suspension does not occur under Subsection (1)(c)(i) if, before the expiration of the 60-day period in Subsection (1)(c)(i):

(A) the licensee submits an application for renewal of the license; and

(B) the division renews the licensee's license pursuant to the licensee's application for renewal.

(iii) Within 30 days after the effective date of a suspension under Subsection (1)(c)(i), the commission shall, in accordance with Title 63G, Chapter 4, Administrative Procedures Act, make a final determination concerning the suspension.

(2) At the time of renewal, the licensee shall show satisfactory evidence of:

(a) continuing financial responsibility as required under Section 58-55-306;

(b) for a contractor licensee, completion of six hours of approved continuing education,

as required in Section 58-55-302.5; and

(c) if the licensee is an apprentice electrician or plumber, journeyman electrician or plumber, master electrician or plumber, residential journeyman electrician or plumber, or residential master electrician or plumber, completion of the number of hours of continuing education specified under Section 58-55-302.7.

(3) Each license automatically expires on the expiration date shown on the license unless the licensee renews the license in accordance with Section 58-1-308.

(4) The requirements of Subsection 58-55-302(9) shall also apply to applicants seeking to renew or reinstate a license.

(5) In addition to any other requirements imposed by law, if a license has been suspended or revoked for any reason, the applicant shall:

(a) ~~shall~~ pay in full all fines imposed by the division;

(b) resolve any outstanding citations or disciplinary actions with the division;

(c) satisfy any Section 58-55-503 judgment and sentence or nontrial resolution; and

(d) complete a new financial responsibility review as required under Section 58-55-306, using only titled assets~~[; and]~~.

~~[(e) pay in full any reimbursement amount as provided in Title 38, Chapter 11, Residence Lien Restriction and Lien Recovery Fund Act.]~~

Section 14. Section 58-55-401 is amended to read:

58-55-401. Grounds for denial of license and disciplinary proceedings.

(1) In accordance with Section 58-1-401, the division may:

(a) refuse to issue a license to an applicant;

(b) refuse to renew the license of a licensee;

~~[(c) revoke the right of a licensee to recover from the Residence Lien Recovery Fund created by Section 38-11-201;]~~

~~[(d)]~~ (c) revoke, suspend, restrict, or place on probation the license of a licensee;

~~[(e)]~~ (d) issue a public or private reprimand to a licensee; and

~~[(f)]~~ (e) issue a cease and desist order.

(2) In addition to an action taken under Subsection (1), the division may take an action described in Subsection 58-1-401(2) in relation to a license as a contractor, if:

(a) the applicant or licensee is an unincorporated entity; and

1018 (b) an individual who holds an ownership interest in the applicant or licensee engages
1019 in:

1020 (i) unlawful conduct as described in Section 58-55-501; or

1021 (ii) unprofessional conduct as described in Section 58-55-502.

1022 Section 15. Section 58-55-501 is amended to read:

1023 **58-55-501. Unlawful conduct.**

1024 Unlawful conduct includes:

1025 (1) engaging in a construction trade, acting as a contractor, an alarm business or
1026 company, or an alarm company agent, or representing oneself to be engaged in a construction
1027 trade or to be acting as a contractor in a construction trade requiring licensure, unless the
1028 person doing any of these is appropriately licensed or exempted from licensure under this
1029 chapter;

1030 (2) acting in a construction trade, as an alarm business or company, or as an alarm
1031 company agent beyond the scope of the license held;

1032 (3) hiring or employing a person who is not licensed under this chapter to perform
1033 work on a project, unless the person:

1034 (a) is an employee of a person licensed under this chapter for wages; and

1035 (b) is not required to be licensed under this chapter;

1036 (4) applying for or obtaining a building permit either for oneself or another when not
1037 licensed or exempted from licensure as a contractor under this chapter;

1038 (5) issuing a building permit to any person for whom there is no evidence of a current
1039 license or exemption from licensure as a contractor under this chapter;

1040 (6) applying for or obtaining a building permit for the benefit of or on behalf of any
1041 other person who is required to be licensed under this chapter but who is not licensed or is
1042 otherwise not entitled to obtain or receive the benefit of the building permit;

1043 (7) failing to obtain a building permit when required by law or rule;

1044 (8) submitting a bid for any work for which a license is required under this chapter by a
1045 person not licensed or exempted from licensure as a contractor under this chapter;

1046 (9) willfully or deliberately misrepresenting or omitting a material fact in connection
1047 with an application to obtain or renew a license under this chapter;

1048 (10) allowing one's license to be used by another except as provided by statute or rule;

(11) doing business under a name other than the name appearing on the license, except as permitted by statute or rule;

(12) if licensed as a specialty contractor in the electrical trade or plumbing trade, journeyman plumber, residential journeyman plumber, journeyman electrician, master electrician, or residential electrician, failing to directly supervise an apprentice under one's supervision or exceeding the number of apprentices one is allowed to have under the specialty contractor's supervision;

(13) if licensed as a contractor or representing oneself to be a contractor, receiving any funds in payment for a specific project from an owner or any other person, which funds are to pay for work performed or materials and services furnished for that specific project, and after receiving the funds to exercise unauthorized control over the funds by failing to pay the full amounts due and payable to persons who performed work or furnished materials or services within a reasonable period of time;

(14) employing an unlicensed alarm business or company or an unlicensed individual as an alarm company agent, except as permitted under the exemption from licensure provisions under Section 58-1-307;

(15) if licensed as an alarm company or alarm company agent, filing with the division fingerprint cards for an applicant which are not those of the applicant, or are in any other way false or fraudulent and intended to mislead the division in its consideration of the applicant for licensure;

(16) if licensed under this chapter, willfully or deliberately disregarding or violating:

(a) the building or construction laws of this state or any political subdivision;

(b) the safety and labor laws applicable to a project;

(c) any provision of the health laws applicable to a project;

(d) the workers' compensation insurance laws of the state applicable to a project;

(e) the laws governing withholdings for employee state and federal income taxes, unemployment taxes, Social Security payroll taxes, or other required withholdings; or

(f) reporting, notification, and filing laws of this state or the federal government;

(17) aiding or abetting any person in evading the provisions of this chapter or rules established under the authority of the division to govern this chapter;

~~[(18) engaging in the construction trade or as a contractor for the construction of~~

residences of up to two units when not currently registered or exempt from registration as a qualified beneficiary under Title 38, Chapter 11, Residence Lien Restriction and Lien Recovery Fund Act;]

~~[(19) failing, as an original contractor, as defined in Section 38-11-102, to include in a written contract the notification required in Section 38-11-108;]~~

~~[(20)]~~ (18) wrongfully filing a preconstruction or construction lien in violation of Section 38-1a-308;

~~[(21)]~~ (19) if licensed as a contractor, not completing the approved continuing education required under Section 58-55-302.5;

~~[(22)]~~ (20) an alarm company allowing an employee with a temporary license under Section 58-55-312 to engage in conduct on behalf of the company outside the scope of the temporary license, as provided in Subsection 58-55-312(3)(a)(ii);

~~[(23)]~~ (21) an alarm company agent under a temporary license under Section 58-55-312 engaging in conduct outside the scope of the temporary license, as provided in Subsection 58-55-312(3)(a)(ii);

~~[(24)]~~ (22) (a) an unincorporated entity licensed under this chapter having an individual who owns an interest in the unincorporated entity engage in a construction trade in Utah while not lawfully present in the United States; or

(b) an unincorporated entity providing labor to an entity licensed under this chapter by providing an individual who owns an interest in the unincorporated entity to engage in a construction trade in Utah while not lawfully present in the United States;

~~[(25)]~~ (23) an unincorporated entity failing to provide the following for an individual who engages, or will engage, in a construction trade in Utah for the unincorporated entity, or for an individual who engages, or will engage, in a construction trade in Utah for a separate entity for which the unincorporated entity provides the individual as labor:

(a) workers' compensation coverage:

(i) to the extent required by Title 34A, Chapter 2, Workers' Compensation Act, and Title 34A, Chapter 3, Utah Occupational Disease Act; or

(ii) that would be required under the chapters listed in Subsection ~~[(25)]~~ (23)(a)(i) if the unincorporated entity were licensed under this chapter; and

(b) unemployment compensation in accordance with Title 35A, Chapter 4,

1111 Employment Security Act, for an individual who owns, directly or indirectly, less than an 8%
1112 interest in the unincorporated entity, as defined by rule made by the division in accordance with
1113 Title 63G, Chapter 3, Utah Administrative Rulemaking Act;

1114 ~~[(26)]~~ (24) the failure of a sign installation contractor or nonelectrical outdoor
1115 advertising sign contractor, as classified and defined in division rules, to:

1116 (a) display the contractor's license number prominently on a vehicle that:

1117 (i) the contractor uses; and

1118 (ii) displays the contractor's business name; or

1119 (b) carry a copy of the contractor's license in any other vehicle that the contractor uses
1120 at a job site, whether or not the vehicle is owned by the contractor;

1121 ~~[(27)]~~ (25) (a) an unincorporated entity licensed under this chapter having an individual
1122 who owns an interest in the unincorporated entity engage in a construction trade in the state
1123 while the individual is using a social security number that does not belong to that individual; or

1124 (b) an unincorporated entity providing labor to an entity licensed under this chapter by
1125 providing an individual, who owns an interest in the unincorporated entity, to engage in a
1126 construction trade in the state while the individual is using a Social Security number that does
1127 not belong to that individual;

1128 ~~[(28)]~~ (26) a contractor failing to comply with a requirement imposed by a political
1129 subdivision, state agency, or board of education under Section 58-55-310; or

1130 ~~[(29)]~~ (27) failing to timely comply with the requirements described in Section
1131 58-55-605.

1132 Section 16. Section 58-55-502 is amended to read:

1133 **58-55-502. Unprofessional conduct.**

1134 Unprofessional conduct includes:

1135 (1) failing to establish, maintain, or demonstrate financial responsibility while licensed
1136 as a contractor under this chapter;

1137 (2) disregarding or violating through gross negligence or a pattern of negligence:

1138 (a) the building or construction laws of this state or any political subdivision;

1139 (b) the safety and labor laws applicable to a project;

1140 (c) any provision of the health laws applicable to a project;

1141 (d) the workers' compensation insurance laws of this state applicable to a project;

(e) the laws governing withholdings for employee state and federal income taxes, unemployment taxes, Social Security payroll taxes, or other required withholdings; or

(f) any reporting, notification, and filing laws of this state or the federal government;

(3) any willful, fraudulent, or deceitful act by a licensee, caused by a licensee, or at a licensee's direction which causes material injury to another;

(4) contract violations that pose a threat or potential threat to the public health, safety, and welfare including:

(a) willful, deliberate, or grossly negligent departure from or disregard for plans or specifications, or abandonment or failure to complete a project without the consent of the owner or the owner's duly authorized representative or the consent of any other person entitled to have the particular project completed in accordance with the plans, specifications, and contract terms;

(b) failure to deposit funds to the benefit of an employee as required under any written contractual obligation the licensee has to the employee; and

(c) failure to maintain in full force and effect any health insurance benefit to an employee that was extended as a part of any written contractual obligation or representation by the licensee, unless the employee is given written notice of the licensee's intent to cancel or reduce the insurance benefit at least 45 days before the effective date of the cancellation or reduction;

~~[(d) failure to reimburse the Residence Lien Recovery Fund as required by Section 38-11-207;]~~

~~[(e) failure to provide, when applicable, the information required by Section 38-11-108; and]~~

~~[(f) willfully or deliberately misrepresenting or omitting a material fact in connection with an application to claim recovery from the Residence Lien Recovery Fund under Section 38-11-204;]~~

(5) failing as an alarm company to notify the division of the cessation of performance of its qualifying agent, or failing to replace its qualifying agent as required under Section 58-55-304;

(6) failing as an alarm company agent to carry or display a copy of the licensee's license as required under Section 58-55-311;

(7) failing to comply with operating standards established by rule in accordance with Section 58-55-308;

(8) an unincorporated entity licensed under this chapter having an individual who owns an interest in the unincorporated entity engage in a construction trade in Utah while not lawfully present in the United States;

(9) an unincorporated entity failing to provide the following for an individual who engages, or will engage, in a construction trade in Utah for the unincorporated entity:

(a) workers' compensation coverage to the extent required by Title 34A, Chapter 2, Workers' Compensation Act, and Title 34A, Chapter 3, Utah Occupational Disease Act; and

(b) unemployment compensation in accordance with Title 35A, Chapter 4, Employment Security Act, for an individual who owns, directly or indirectly, less than an 8% interest in the unincorporated entity, as defined by rule made by the division in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act; or

(10) the failure of an alarm company or alarm company agent to inform a potential customer, before the customer's purchase of an alarm system or alarm service from the alarm company, of the policy of the county, city, or town within which the customer resides relating to priority levels for responding to an alarm signal transmitted by the alarm system that the alarm company provides the customer.

Section 17. Section 58-55-503 is amended to read:

58-55-503. Penalty for unlawful conduct -- Citations.

(1) (a) (i) A person who violates Subsection 58-55-308(2), Subsection 58-55-501(1), (2), (3), (4), (5), (6), (7), (9), (10), (12), (14), (15), (20), (21), (22), (23), (24), (25), (26), or (27), [~~(28), or (29)~~], or Subsection 58-55-504(2), or who fails to comply with a citation issued under this section after it is final, is guilty of a class A misdemeanor.

(ii) As used in this section in reference to Subsection 58-55-504(2), "person" means an individual and does not include a sole proprietorship, joint venture, corporation, limited liability company, association, or organization of any type.

(b) A person who violates the provisions of Subsection 58-55-501(8) may not be awarded and may not accept a contract for the performance of the work.

(2) A person who violates the provisions of Subsection 58-55-501(13) is guilty of an infraction unless the violator did so with the intent to deprive the person to whom money is to

be paid of the money received, in which case the violator is guilty of theft, as classified in Section 76-6-412.

(3) Grounds for immediate suspension of a licensee's license by the division and the commission include:

(a) the issuance of a citation for violation of Subsection 58-55-308(2), Section 58-55-501, or Subsection 58-55-504(2); and

(b) the failure by a licensee to make application to, report to, or notify the division with respect to any matter for which application, notification, or reporting is required under this chapter or rules adopted under this chapter, including:

(i) applying to the division for a new license to engage in a new specialty classification or to do business under a new form of organization or business structure;

(ii) filing a current financial statement with the division; and

(iii) notifying the division concerning loss of insurance coverage or change in qualifier.

(4) (a) If upon inspection or investigation, the division concludes that a person has violated the provisions of Subsection 58-55-308(2), Subsection 58-55-501(1), (2), (3), (9), (10), (12), (14), (19), (20), (21), (22), (23), (24), (25), (26), or (27), [~~(28)~~, ~~or~~ (~~29~~),] Subsection 58-55-504(2), or any rule or order issued with respect to these subsections, and that disciplinary action is appropriate, the director or the director's designee from within the division shall promptly issue a citation to the person according to this chapter and any pertinent rules, attempt to negotiate a stipulated settlement, or notify the person to appear before an adjudicative proceeding conducted under Title 63G, Chapter 4, Administrative Procedures Act.

(i) A person who is in violation of the provisions of Subsection 58-55-308(2), Subsection 58-55-501(1), (2), (3), (9), (10), (12), (14), (19), (20), (21), (22), (23), (24), (25), (26), or (27), [~~(28)~~, ~~or~~ (~~29~~),] or Subsection 58-55-504(2), as evidenced by an uncontested citation, a stipulated settlement, or by a finding of violation in an adjudicative proceeding, may be assessed a fine pursuant to this Subsection (4) and may, in addition to or in lieu of, be ordered to cease and desist from violating Subsection 58-55-308(2), Subsection 58-55-501(1), (2), (3), (9), (10), (12), (14), (19), [~~(21)~~,] (22), (23), (24), (25), (26), or (27), [~~(28)~~, ~~or~~ (~~29~~),] or Subsection 58-55-504(2).

(ii) Except for a cease and desist order, the licensure sanctions cited in Section 58-55-401 may not be assessed through a citation.

(b) (i) A citation shall be in writing and describe with particularity the nature of the violation, including a reference to the provision of the chapter, rule, or order alleged to have been violated.

(ii) A citation shall clearly state that the recipient must notify the division in writing within 20 calendar days of service of the citation if the recipient wishes to contest the citation at a hearing conducted under Title 63G, Chapter 4, Administrative Procedures Act.

(iii) A citation shall clearly explain the consequences of failure to timely contest the citation or to make payment of any fines assessed by the citation within the time specified in the citation.

(c) A citation issued under this section, or a copy of a citation, may be served upon a person upon whom a summons may be served:

(i) in accordance with the Utah Rules of Civil Procedure;

(ii) personally or upon the person's agent by a division investigator or by a person specially designated by the director; or

(iii) by mail.

(d) (i) If within 20 calendar days after the day on which a citation is served, the person to whom the citation was issued fails to request a hearing to contest the citation, the citation becomes the final order of the division and is not subject to further agency review.

(ii) The period to contest a citation may be extended by the division for cause.

(e) The division may refuse to issue or renew, suspend, revoke, or place on probation the license of a licensee who fails to comply with a citation after it becomes final.

(f) The failure of an applicant for licensure to comply with a citation after it becomes final is a ground for denial of license.

(g) A citation may not be issued under this section after the expiration of six months following the occurrence of a violation.

(h) Except as provided in Subsection (5), the director or the director's designee shall assess a fine in accordance with the following:

(i) for a first offense handled pursuant to Subsection (4)(a), a fine of up to \$1,000;

(ii) for a second offense handled pursuant to Subsection (4)(a), a fine of up to \$2,000;

and

(iii) for any subsequent offense handled pursuant to Subsection (4)(a), a fine of up to

1266 \$2,000 for each day of continued offense.

1267 (i) (i) For purposes of issuing a final order under this section and assessing a fine under
1268 Subsection (4)(h), an offense constitutes a second or subsequent offense if:

1269 (A) the division previously issued a final order determining that a person committed a
1270 first or second offense in violation of Subsection 58-55-308(2), Subsection 58-55-501(1), (2),
1271 (3), (9), (10), (12), (14), [~~(19)~~] (22), (23), (24), (25), (26), or (27), [~~(28), or (29)~~], or Subsection
1272 58-55-504(2); or

1273 (B) (I) the division initiated an action for a first or second offense;

1274 (II) a final order has not been issued by the division in the action initiated under
1275 Subsection (4)(i)(i)(B)(I);

1276 (III) the division determines during an investigation that occurred after the initiation of
1277 the action under Subsection (4)(i)(i)(B)(I) that the person committed a second or subsequent
1278 violation of the provisions of Subsection 58-55-308(2), Subsection 58-55-501(1), (2), (3), (9),
1279 (10), (12), (14), [~~(19)~~] (22), (23), (24), (25), (26), or (27), [~~(28), or (29)~~], or Subsection
1280 58-55-504(2); and

1281 (IV) after determining that the person committed a second or subsequent offense under
1282 Subsection (4)(i)(i)(B)(III), the division issues a final order on the action initiated under
1283 Subsection (4)(i)(i)(B)(I).

1284 (ii) In issuing a final order for a second or subsequent offense under Subsection
1285 (4)(i)(i), the division shall comply with the requirements of this section.

1286 (j) In addition to any other licensure sanction or fine imposed under this section, the
1287 division shall revoke the license of a licensee that violates Subsection 58-55-501 [~~(24) or~~
1288 ~~(25)~~] (22) or (23) two or more times within a 12-month period, unless, with respect to a
1289 violation of Subsection 58-55-501(24), the licensee can demonstrate that the licensee
1290 successfully verified the federal legal working status of the individual who was the subject of
1291 the violation using a status verification system, as defined in Section 13-47-102.

1292 (k) For purposes of this Subsection (4), a violation of Subsection 58-55-501 [~~(24) or~~
1293 ~~(25)~~] (22) or (23) for each individual is considered a separate violation.

1294 (5) If a person violates Section 58-55-501, the division may not treat the violation as a
1295 subsequent violation of a previous violation if the violation occurs five years or more after the
1296 day on which the person committed the previous violation.

(6) If, after an investigation, the division determines that a person has committed multiple of the same type of violation of Section 58-55-501, the division may treat each violation as a separate violation of Section 58-55-501 and apply a penalty under this section to each violation.

(7) (a) A penalty imposed by the director under Subsection (4)(h) shall be deposited into the Commerce Service Account created by Section 13-1-2.

(b) A penalty that is not paid may be collected by the director by either referring the matter to a collection agency or bringing an action in the district court of the county in which the person against whom the penalty is imposed resides or in the county where the office of the director is located.

(c) A county attorney or the attorney general of the state is to provide legal assistance and advice to the director in any action to collect the penalty.

(d) In an action brought to enforce the provisions of this section, the court shall award reasonable attorney fees and costs to the prevailing party.

Section 18. Section 58-56-9 is amended to read:

58-56-9. Qualifications of inspectors -- Contract for inspection services.

(1) An inspector employed by a local regulator, state regulator, or compliance agency to enforce the codes shall:

(a) (i) meet minimum qualifications as established by the division in collaboration with the commission;

(ii) be certified by a nationally recognized organization which promulgates construction codes; or

(iii) pass an examination developed by the division in collaboration with the commission;

(b) be currently licensed by the division as meeting those minimum qualifications; and

(c) be subject to revocation or suspension of the inspector's license or being placed on probation if found guilty of unlawful or unprofessional conduct.

(2) A local regulator, state regulator, or compliance agency may contract for the services of a licensed inspector not regularly employed by the regulator or agency.

(3) In accordance with Section 58-1-401, the division may:

(a) refuse to issue a license to an applicant;

(b) refuse to renew the license of a licensee;

(c) revoke, suspend, restrict, or place on probation the license of a licensee;

(d) issue a public or private reprimand;

(e) issue a citation to a licensee; and

(f) issue a cease and desist order.

Section 19. Section **58-56-9.3** is amended to read:

58-56-9.3. Unprofessional conduct.

Unprofessional conduct is as defined in Subsection **58-1-501**(2) and includes:

(1) knowingly failing to inspect or issue correction notices for code violations which when left uncorrected would constitute a hazard to the public health and safety and knowingly failing to require that correction notices are complied with as a building inspector;

(2) the use of alcohol or the illegal use of drugs while performing duties as a building inspector or at any time to the extent that the inspector is physically or mentally impaired and unable to effectively perform the duties of an inspector;

(3) gross negligence in the performance of official duties as a building inspector;

(4) the personal use of information or knowingly revealing information to unauthorized persons when that information has been obtained by a building inspector as a result of the inspector's employment, work, or position as an inspector;

(5) unlawful acts or practices which are clearly unethical under generally recognized standards of conduct of a building inspector;

(6) engaging in fraud or knowingly misrepresenting a fact relating to the performance of duties and responsibilities as a building inspector;

(7) a building inspector knowingly failing to require that all plans, specifications, drawings, documents, and reports be stamped by architects, professional engineers, or both as established by law;

(8) a building inspector knowingly failing to report to the division an act or omission of a licensee under Title 58, Chapter 55, Utah Construction Trades Licensing Act, which when left uncorrected constitutes a hazard to public health and safety;

(9) a building inspector knowingly failing to report to the division unlicensed practice persons who are required to be licensed under Title 58, Chapter 55, Utah Construction Trades Licensing Act;

(10) a building inspector's approval of work which materially varies from approved documents that have been stamped by an architect, professional engineer, or both unless authorized by the licensed architect, professional engineer, or both;

(11) a building inspector failing to produce verification of current licensure and current certifications for the codes upon request of the division, a compliance agency, or a contractor or property owner whose work is being inspected;

(12) a building inspector requiring work that materially varies from the building codes adopted by the state;

~~[(12)]~~ (13) nondelivery of goods or services by a registered dealer which constitutes a breach of contract by the dealer;

~~[(13)]~~ (14) the failure of a registered dealer to pay a subcontractor or supplier any amounts to which that subcontractor or supplier is legally entitled; and

~~[(14)]~~ (15) any other activity which is defined as unprofessional conduct by division rule in accordance with the provisions of Title 63G, Chapter 3, Utah Administrative Rulemaking Act.

Section 20. Section **58-56-9.4** is enacted to read:

58-56-9.4. Investigation of regulated activity.

(1) The division is responsible for the investigation of a person or an activity that violates the provisions of this chapter.

(2) An investigation by the division may include:

(a) a requirement that potential administrative appeals described in Section [15A-1-207](#) have been exhausted before conducting the investigation;

(b) an investigation of a person engaged in unlawful or unprofessional conduct; and

(c) a referral to the Uniform Building Code Commission to review a dispute involving an application or interpretation of a building code or construction law by a licensee.

Section 21. Section **58-56-9.5** is amended to read:

58-56-9.5. Penalty for unlawful conduct -- Citations.

(1) A person who violates a provision of Section [58-56-9.1](#) or who fails to comply with a citation issued under this section after it is final is guilty of a class A misdemeanor.

(2) Grounds for immediate suspension of a licensee's license by the division under this chapter include:

- 1390 (a) the issuance of a citation for violation of a provision of Section [58-56-9.1](#) or
1391 [58-56-9.3](#); and
- 1392 (b) failure by a licensee to make application to, report to, or notify the division with
1393 respect to a matter for which application, notification, or reporting is required under this
1394 chapter or rules made under this chapter by the division.
- 1395 (3) (a) If upon inspection or investigation, the division concludes that a person has
1396 violated a provision of Section [58-56-9.1](#) or [58-56-9.3](#), or a rule or order issued with respect to
1397 that section, and that disciplinary action is appropriate, the director or the director's designee
1398 from within the division shall:
- 1399 (i) promptly issue a citation to the person according to this chapter and any pertinent
1400 rules;
- 1401 (ii) attempt to negotiate a stipulated settlement; or
- 1402 (iii) notify the person to appear before an adjudicative proceeding conducted under
1403 Title 63G, Chapter 4, Administrative Procedures Act.
- 1404 (b) (i) A person who violates a provision of Section [58-56-9.1](#) or [58-56-9.3](#), as
1405 evidenced by an uncontested citation, a stipulated settlement, or by a finding of violation in an
1406 adjudicative proceeding, may be assessed a fine under this Subsection (3)(b) and may, in
1407 addition to or instead of the fine, be ordered by the division to cease from violating the
1408 provision.
- 1409 (ii) Except as otherwise provided in Subsection (2)(a), the division may not assess
1410 licensure sanctions referred to in Subsection [58-56-9\(1\)\(c\)](#) through a citation.
- 1411 (c) (i) Each citation shall be in writing and describe with particularity the nature of the
1412 violation, including a reference to the provision of the chapter, rule, or order alleged to have
1413 been violated.
- 1414 (ii) The citation shall clearly state that the recipient must notify the division in writing
1415 within 20 calendar days of service of the citation if the recipient wishes to contest the citation
1416 at a hearing conducted under Title 63G, Chapter 4, Administrative Procedures Act.
- 1417 (iii) The citation shall clearly explain the consequences of failure to timely contest the
1418 citation or to make payment of any fines assessed by the citation within the time specified in
1419 the citation.
- 1420 (d) Each citation issued under this section, or a copy of each citation, may be served

1421 upon any person upon whom a summons may be served:

1422 (i) in accordance with the Utah Rules of Civil Procedure;

1423 (ii) personally or upon the person's agent by a division investigator or by any person

1424 specially designated by the director; or

1425 (iii) by mail.

1426 (e) (i) If within 20 calendar days from the service of a citation, the person to whom the

1427 citation was issued fails to request a hearing to contest the citation, the citation becomes the

1428 final order of the division and is not subject to further agency review.

1429 (ii) The period to contest a citation may be extended by the division for cause.

1430 (f) The division may refuse to issue or renew, suspend, revoke, or place on probation

1431 the license of a licensee who fails to comply with a citation after it becomes final.

1432 (g) The failure of an applicant for licensure to comply with a citation after it becomes

1433 final is a ground for denial of a license.

1434 (h) No citation may be issued under this section after the expiration of six months

1435 following the occurrence of the violation.

1436 (i) The director or the director's designee may assess fines for violations of Section

1437 [58-56-9.1](#) or [58-56-9.3](#) as follows:

1438 (i) for a first offense determined under this Subsection (3), a fine of up to \$1,000;

1439 (ii) for a second offense, a fine of up to \$2,000; and

1440 (iii) for any subsequent offense, a fine of up to \$2,000 for each day of continued

1441 offense.

1442 (j) For the purposes of issuing a final order under this section and assessing a fine

1443 under Subsection (3)(i), an offense constitutes a second or subsequent offense if:

1444 (i) the division previously issued a final order determining that a person committed a

1445 first or second offense in violation of a provision of Section [58-56-9.1](#); or

1446 (ii) (A) the division initiated an action for a first or second offense;

1447 (B) no final order has been issued by the division in the action initiated under

1448 Subsection (3)(j)(ii)(A);

1449 (C) the division determines during an investigation that occurred after the initiation of

1450 the action under Subsection (3)(j)(ii)(A) that the person committed a second or subsequent

1451 violation of a provision of Section [58-56-9.1](#); and

(D) after determining that the person committed a second or subsequent offense under Subsection (3)(j)(ii)(C), the division issues a final order on the action initiated under Subsection (3)(j)(ii)(A).

(k) In issuing a final order for a second or subsequent offense under Subsection (3)(j), the division shall comply with the requirements of this section.

(4) (a) Proceeds from a fine imposed under Subsection (3)(i) shall be deposited in the Commerce Service Account created by Section [13-1-2](#).

(b) The director may collect an unpaid fine by:

(i) referring the matter to a collection agency; or

(ii) bringing an action in the district court of the county in which the person resides or in the county where the director's office is located.

(c) (i) The state's attorney general or a county attorney shall provide legal assistance and advice to the director in an action brought under Subsection (4)(b).

(ii) Reasonable attorney fees and costs shall be awarded in an action brought to enforce the provisions of this section.

Section 22. Section **63I-2-238** is enacted to read:

63I-2-238. Repeal dates -- Title 38.

Section [38-11-103](#) is repealed January 1, 2019.

Section 23. Section **63J-1-504** is amended to read:

63J-1-504. Fees -- Adoption, procedure, and approval -- Establishing and assessing fees without legislative approval.

(1) As used in this section:

(a) (i) "Agency" means each department, commission, board, council, agency, institution, officer, corporation, fund, division, office, committee, authority, laboratory, library, unit, bureau, panel, or other administrative unit of the state.

(ii) "Agency" does not mean the Legislature or its committees.

(b) "Fee agency" means any agency that is authorized to establish fees.

(c) "Fee schedule" means the complete list of fees charged by a fee agency and the amount of those fees.

(2) Each fee agency shall adopt a schedule of fees assessed for services provided by the fee agency that are:

1483 (a) reasonable, fair, and reflect the cost of services provided; and
1484 (b) established according to a cost formula determined by the executive director of the
1485 Governor's Office of Management and Budget and the director of the Division of Finance in
1486 conjunction with the agency seeking to establish the fee.

1487 (3) Except as provided in Subsection (6), a fee agency may not:
1488 (a) set fees by rule; or
1489 (b) create, change, or collect any fee unless the fee has been established according to
1490 the procedures and requirements of this section.

1491 (4) Each fee agency that is proposing a new fee or proposing to change a fee shall:
1492 (a) present each proposed fee at a public hearing, subject to the requirements of Title
1493 52, Chapter 4, Open and Public Meetings Act;
1494 (b) increase, decrease, or affirm each proposed fee based on the results of the public
1495 hearing;
1496 (c) except as provided in Subsection (6), submit the fee schedule to the Legislature as
1497 part of the agency's annual appropriations request; and
1498 (d) where necessary, modify the fee schedule to implement the Legislature's actions.

1499 (5) (a) Each fee agency shall submit its fee schedule or special assessment amount to
1500 the Legislature for its approval on an annual basis.
1501 (b) The Legislature may approve, increase or decrease and approve, or reject any fee
1502 submitted to it by a fee agency.

1503 (6) After conducting the public hearing required by this section, a fee agency may
1504 establish and assess fees without first obtaining legislative approval if:
1505 (a) (i) the Legislature creates a new program that is to be funded by fees to be set by the
1506 Legislature;
1507 (ii) the new program's effective date is before the Legislature's next annual general
1508 session; and
1509 (iii) the fee agency submits the fee schedule for the new program to the Legislature for
1510 its approval at a special session, if allowed in the governor's call, or at the next annual general
1511 session of the Legislature, whichever is sooner; or
1512 ~~[(b) the Division of Occupational and Professional licensing makes a special~~
1513 ~~assessment against qualified beneficiaries under the Residence Lien Restriction and Lien~~

1514 ~~Recovery Fund Act as provided in Subsection 38-11-206(1), or]~~
1515 ~~[(c)]~~ (b) (i) the fee agency proposes to increase or decrease an existing fee for the
1516 purpose of adding or removing a transactional fee that is charged or assessed by a
1517 non-governmental third party but is included as part of the fee charged by the fee agency;
1518 (ii) the amount of the increase or decrease in the fee is equal to the amount of the
1519 transactional fee charged or assessed by the non-governmental third party; and
1520 (iii) the increased or decreased fee is submitted to the Legislature for its approval at a
1521 special session, if allowed in the governor's call, or at the next annual session of the
1522 Legislature, whichever is sooner.
1523 (7) (a) Each fee agency that wishes to change any fee shall submit to the governor as
1524 part of the agency's annual appropriation request a list that identifies:
1525 (i) the title or purpose of the fee;
1526 (ii) the present amount of the fee;
1527 (iii) the proposed new amount of the fee;
1528 (iv) the percent that the fee will have increased if the Legislature approves the higher
1529 fee;
1530 (v) the estimated total annual revenue change that will result from the change in the
1531 fee;
1532 (vi) the account or fund into which the fee will be deposited; and
1533 (vii) the reason for the change in the fee.
1534 (b) (i) The governor may review and approve, modify and approve, or reject the fee
1535 increases.
1536 (ii) The governor shall transmit the list required by Subsection (7)(a), with any
1537 modifications, to the Legislative Fiscal Analyst with the governor's budget recommendations.
1538 (c) Bills approving any fee change shall be filed before the beginning of the
1539 Legislature's annual general session, if possible.
1540 (8) (a) Except as provided in Subsection (8)(b), the School and Institutional Trust
1541 Lands Administration, established in Section 53C-1-201, is exempt from the requirements of
1542 this section.
1543 (b) The following fees of the School and Institutional Trust Lands Administration are
1544 subject to the requirements of this section: application, assignment, amendment, affidavit for

1545 lost documents, name change, reinstatement, grazing nonuse, extension of time, partial
1546 conveyance, patent reissue, collateral assignment, electronic payment, and processing.

1547 Section 24. **Repealer.**

1548 This bill repeals:

1549 Section **38-11-101**, Title.

1550 Section **38-11-102**, Definitions.

1551 Section **38-11-104**, Board.

1552 Section **38-11-105**, Procedures established by rule.

1553 Section **38-11-106**, State not liable.

1554 Section **38-11-107**, Restrictions upon maintaining a lien against residence or
1555 owner's interest in the residence.

1556 Section **38-11-108**, Notification of rights under chapter.

1557 Section **38-11-109**, Severability clause.

1558 Section **38-11-110**, Issuance of certificates of compliance.

1559 Section **38-11-201**, Residence Lien Recovery Fund.

1560 Section **38-11-202**, Payments to the fund.

1561 Section **38-11-203**, Disbursements from the fund -- Limitations.

1562 Section **38-11-204**, Claims against the fund -- Requirements to make a claim --
1563 Qualifications to receive compensation -- Qualifications to receive a certificate of
1564 compliance.

1565 Section **38-11-205**, Subrogation.

1566 Section **38-11-206**, Limitations on fund balance -- Payment of special assessments.

1567 Section **38-11-207**, Reimbursement to the fund.

1568 Section **38-11-301**, Registration as a qualified beneficiary -- Initial regular
1569 assessment -- Affidavit.

1570 Section **38-11-302**, Effective date and term of registration -- Penalty for failure to
1571 pay assessments -- Reinstatement.

1572 Section 25. **Effective date.**

1573 This bill takes effect on July 1, 2018.

1574